

**MINUTES**  
**Regular Meeting**  
**Carson City Planning Commission**  
**Wednesday, February 22, 2017 ● 5:00 PM**  
**Community Center Sierra Room, 851 East William Street, Carson City, Nevada**

**Commission Members**

<p><b>Chair – Paul Esswein</b>  <b>Commissioner – Charles Borders, Jr.</b>  <b>Commissioner – Elyse Monroy</b>  <b>Commissioner – Daniel Salerno</b></p>	<p><b>Vice Chair – Mark Sattler</b>  <b>Commissioner – Monica Green</b>  <b>Commissioner – Walt Owens</b></p>
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**Staff**

Lee Plemel, Community Development Director  
Hope Sullivan, Planning Manager  
Susan Pansky, Special Projects Planner  
Danny Rotter, Engineering Manager  
Dan Yu, Deputy District Attorney  
Tamar Warren, Deputy Clerk

**NOTE:** A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and are available for review during regular business hours.

An audio recording of this meeting is available on [www.Carson.org/minutes](http://www.Carson.org/minutes).

**A. ROLL CALL, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE**

(5:01:09) – Chairperson Esswein called the meeting to order at 5:00 p.m. Roll was called and a quorum was present. Chairperson Esswein explained the public hearing process noting that the initial presentation would be made by Staff and respond to the Commissioners’ questions, after which the applicant will present and respond to questions by the Commissioners, followed by public comment on each item. He also outlined the process for public comment at the beginning and at the end of the meeting. (5:02:36) – Commissioner Monroy led the Pledge of Allegiance.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Paul Esswein	Present	
Vice Chairperson Mark Sattler	Present	
Commissioner Charles Borders, Jr.	Present	
Commissioner Monica Green	Present	
Commissioner Elyse Monroy	Present	
Commissioner Walt Owens	Absent	
Commissioner Daniel Salerno	Absent	

**B. PUBLIC COMMENTS**

(5:03:08) – Chairperson Esswein entertained public comment; however, none were forthcoming.

**C. POSSIBLE ACTION ON APPROVAL OF MINUTES – JANUARY 25, 2016**

(5:03:29) – Chairperson Esswein introduced the item.

(5:03:49) – MOTION: I move to accept the minutes [of the January 25, 2016 meeting] as written.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Sattler
<b>SECONDER:</b>	Green
<b>AYES:</b>	Esswein, Sattler, Borders, Green, Monroy
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Owens, Salerno

**D. MODIFICATION OF AGENDA**

(5:04:20) – Chairperson Esswein introduced the item and noted that items F1 and F2 will be heard together but voted on separately, and that public comment will be heard on either item during the discussion.

**E. DISCLOSURES**

(5:05:14) – Vice Chair Sattler disclosed that [regarding item F-4] he was related to property owner Tom Keating by marriage. Mr. Yu confirmed that Vice Chair Sattler had made that disclosure in a previous meeting at which time he had been advised by Counsel that he did not have a conflict of interest, and that his recommendation would be the same at this time.

**F. PUBLIC HEARING MATTERS**

(5:06:02) – Chairperson Esswein introduced both items F-1 and F-2 and explained that they would be heard together; however, each item would be voted on separately. Ms. Pansky presented the agenda materials, incorporated into the record, with accompanying slides and responded to clarifying questions by the commissioners. She also noted that the Airport Authority had heard the items and had approved to recommend them to the Board of Supervisors by a vote of 6-1. Vice Chairperson Sattler was informed that a parcel on Arrowhead drive had been approved for medical marijuana growth.

**PUBLIC COMMENT**

(5:17:01) – Steve Mays introduced himself as a resident of Apollo Drive and a pilot, and inquired about the noise and light pollution. Mr. Plemel clarified the “lighting and dark Sky” requirements for all light and general industrial developments. Ms. Pansky also noted that Special Use Permits or other processes are in place for heavy industrial use, along with the Carson Connect complaint process for the public to utilize.

(5:20:07) – Mr. Yu noted for the record: “with the expectation that this ordinance will probably be taken to the Board of Supervisors for recommendation...as it is currently written..., I haven’t had the opportunity to fully digest the language that’s being brought before the Commission today”. He added that he had discussed offline with Ms. Pansky “conceptually the language and what its intended purpose is”, and “as legal counsel I don’t have any objections or legal concerns, but I did want to make a reservation that before it goes to the Board of Supervisors for a recommendation...there is a possibility that I may suggest additional edits and changes to the language that you currently see today in its current version”. There was no additional discussion and Chairperson Esswein entertained a motion.

**F-1 ZCA-16-176 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING AN ORDINANCE AMENDING TITLE 18, ZONING; CHAPTER 18.04, USE DISTRICTS; TO CREATE A NEW ZONING DISTRICT AS SECTION 18.04.152, GENERAL INDUSTRIAL AIRPORT (GIA) TO ALLOW ALL OF THE MANUFACTURING USES THAT ARE CURRENTLY ALLOWED IN THE GENERAL INDUSTRIAL (GI) ZONING DISTRICT, BUT TO PROHIBIT COMMERCIAL USES CURRENTLY ALLOWED IN THE GENERAL INDUSTRIAL (GI) ZONING DISTRICT IN THE VICINITY OF THE CARSON CITY AIRPORT, AND TO AMEND SECTION 18.04.150, GENERAL INDUSTRIAL (GI) TO PROHIBIT FEDERALLY ILLEGAL USES ON PARCELS THAT SHARE A BOUNDARY WITH LAND OWNED BY THE CARSON CITY AIRPORT.**

**(5:22:05) – MOTION:** Regarding ZCA-16-176, I move to recommend to the Board of Supervisors approval of an ordinance amending Title 18, Zoning; Chapter 18.04, Use Districts, Section 18.04.010, Districts Established, to add a new zoning district, General Industrial Airport, to the list of industrial districts; amending Section 18.04.150, General Industrial, to prohibit federally illegal uses on parcels that share a boundary with land owned by the Carson City Airport; adding a new Section 18.04.152, General Industrial Airport, to create a new zoning district in the vicinity of the Carson City Airport allowing all manufacturing uses allowed in the General Industrial zoning district, but prohibiting all commercial uses allowed in the General Industrial zoning district; and amending Section 18.04.195, Non-Residential Districts Intensity and Dimensional Standards, to add site development standards for the new General Industrial Airport zoning district based on the findings contained in the staff report.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Sattler
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Esswein, Sattler, Borders, Green, Monroy
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Owens, Salerno

**F-2 ZMA-16-175 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR APPROVAL OF A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM AIR INDUSTRIAL PARK (AIP) AND PUBLIC COMMUNITY TO A NEW ZONING DISTRICT CALLED GENERAL INDUSTRIAL AIRPORT (GIA) ON PROPERTIES LOCATED IN THE VICINITY OF THE CARSON CITY AIRPORT, GENERALLY LOCATED NORTH OF ARROWHEAD DRIVE AND SOUTH OF CONESTOGA DRIVE, EAST OF GONI ROAD AND WEST OF THE EASTERN SECTION LINE OF SECTION 33, TOWNSHIP 16 NORTH AND RANGE 20 EAST, EXCLUDING THOSE PARCELS ALREADY ZONED GENERAL INDUSTRIAL (GI), APNS 005-072-22, 005-072-23, 005-072-24, 005-073-01, 005-073-02, 005-073-03, 005-072-18, 005-072-20, 005-072-21, 005-073-10, 005-073-11, 005-073-12, 005-071-01, 005-071-02, 005-071-03, 005-071-04, 005-071-05, 005-071-06, 005-071-07, 005-071-08, 005-071-09, 005-071-10, 005-071-11, 005-072-01, 005-072-02, 005-072-03, 005-072-04, 005-072-05, 005-072-06, 005-072-07, 005-072-08, 005-072-09, 005-072-10, 005-072-11, 005-072-99 AND 005-073-99, TO CHANGE THE ZONING FROM LIMITED INDUSTRIAL (LI) TO GENERAL INDUSTRIAL (GI) ON PROPERTIES GENERALLY LOCATED EAST OF THE CARSON CITY**

**AIRPORT AND SOUTH OF ARROWHEAD DRIVE, EXCLUDING THOSE PARCELS ALREADY ZONED GENERAL INDUSTRIAL (GI), APNS 005-052-01, 005-052-04, 005-053-01, 005-053-02, 005-053-07, 005-054-10, 005-081-01, 005-081-04, 005-081-05, 005-081-06, 005-081-07, 005-081-08, 005-081-16, 005-081-17, 005-081-09, 005-081-10, 005-081-11, 005-081-12, 005-081-13, 005-081-14, 005-081-15, 005-054-03, 005-054-04, 005-054-05, 005-054-06, 005-054-08, 005-054-09 AND 005-054-11, AND TO CHANGE THE ZONING FROM PUBLIC REGIONAL (PR) AND LIMITED INDUSTRIAL (LI) TO PUBLIC REGIONAL (PR) ON THE CARSON CITY AIRPORT PROPERTY, LOCATED AT 2600 COLLEGE PARKWAY, APN 005-011-01.**

**(5:23:52) – MOTION: Regarding ZMA-16-175, I move to recommend to the Board of Supervisors approval of a Zoning Map Amendment to change the zoning from Air Industrial Park (AIP) and Public Community to General Industrial Airport (GIA) on properties located in the vicinity of the Carson City Airport, generally located north of Arrowhead Drive and south of Conestoga Drive, east of Goni Road and west of the eastern section line of Section 33, Township 16 North and Range 20 East, excluding those parcels already zoned General Industrial (GI) referenced below [APNs 005-072-22, 005-072-23, 005-072-24, 005-073-01, 005-073-02, 005-073-03, 005-072-18, 005-072-20, 005-072-21, 005-073-10, 005-073-11, 005-073-12, 005-071-01, 005-071-02, 005-071-03, 005-071-04, 005-071-05, 005-071-06, 005-071-07, 005-071-08, 005-071-09, 005-071-10, 005-071-11, 005-072-01, 005-072-02, 005-072-03, 005-072-04, 005-072-05, 005-072-06, 005-072-07, 005-072-08, 005-072-09, 005-072-10, 005-072-11, 005-072-99 and 005-073-99], to change the zoning from Limited Industrial (LI) to General Industrial (GI) on properties generally located east of the Carson City Airport and south of Arrowhead Drive, excluding those parcels already zoned General Industrial (GI), APNs referenced [005-052-01, 005-052-04, 005-053-01, 005-053-02, 005-053-07, 005-054-10, 005-081-01, 005-081-04, 005-081-05, 005-081-06, 005-081-07, 005-081-08, 005-081-16, 005-081-17, 005-081-09, 005-081-10, 005-081-11, 005-081-12, 005-081-13, 005-081-14, 005-081-15, 005-054-03, 005-054-04, 005-054-05, 005-054-06, 005-054-08, 005-054-09 and 005-054-11], and to change the zoning from Public Regional (PR) and Limited Industrial (LI) to Public Regional (PR) on the Carson City Airport property, located at 2600 College Parkway, APN 005-011-01 based on the findings contained in the Staff Report.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Sattler
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Esswein, Sattler, Borders, Green, Monroy
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Owens, Salerno

**F-3 SUP-17-004 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM GOLDEN GATE PETROLEUM OF NEVADA (AGENT) YESCO LLC, (PROPERTY OWNERS: GOLDEN GATE PETROLEUM OF NEVADA, CARSON LAND HOLDINGS, AND WATERLOO LLC) TO ALLOW A FREEWAY ORIENTED SIGN, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 2651 HWY 50 EAST, N. LOMPA LN AND 1580 N. LOMPA LN, APN'S 008-153-02, -03, -04, -07, -08.**

(5:26:14) – Chairperson Esswein introduced the item. Ms. Sullivan gave background and presented the Staff Report which is incorporated into the record. She also introduced Tom Weatherby of YESCO who presented the

applicant information which is also incorporated into the record. Mr. Weatherby confirmed for Commissioner Borders that the original Highway 50 sign would remain in its current location. Chairperson Esswein entertained public comment.

#### PUBLIC COMMENT

(6:00:39) – Tom Cordy, introduced himself as a real estate broker, operating in Nevada since 1977, and noted that he represented Golden Gate Petroleum. Mr. Cordy highlighted the businesses that the applicant had added on its property, adding that the intent was to have the sign visible from the freeway. He believed that “there is no reason to install an expensive sign unless it is really effective as an advertising tool” and requested approval of the sign “as designed”. Norma Kilbourn introduced herself as controller of Golden Gate Petroleum and read a statement written by owner Dennis O’keefe in favor of “a visible sign”. She also outlined the applicant’s commitment to Carson City by doubling the fuel tax revenue the business had generated. Ms. Kilbourn stated that the properties available for development around Golden Gate Petroleum would also contribute to the City’s revenue once their availability is visible from the freeway.

(6:07:40) – Chairperson Esswein entertained discussion. Vice Chair Sattler inquired about freeway signs that notify drivers of the availability of services and Mr. Plemel clarified that the “gas, food, and lodging” signs are “there” as part of a Nevada Department of Transportation program. Commissioner Borders received confirmation from the applicant that they agreed with Staff’s conditions of approval with the exception of the sign height and square footage. Ms. Sullivan clarified that “the [sign] height is a derivative of the distance from the residential [properties] per the code”, adding that Staff was recommending approval of the sign with the outlined conditions, “similar to the conditions you used with Maverick”. Further discussion ensued about the sign’s visibility from the freeway based on the terrain and an applicant representative believed that if the signs are reduced to 40 percent of the requested sign, it would not work for any of the other businesses as well. Commissioner Borders noted that the mechanism of finding a gas station had changed [due to available technology], adding that truck drivers would know where to stop. Mr. Weatherby explained that gas prices may change several times a day, and gave examples of large petroleum establishments that utilized their signs effectively. Chairperson Esswein was informed that the apartments facing Highway 50 had windows and balconies facing the highway.

(6:19:26) – Commissioner Monroy noted that a large sign can be seen from a further distance, allowing large trucks to change lanes faster. Vice Chair Sattler stated he was not in favor of the proposed height and the sign size and Commissioner Green agreed with the Staff Report. Commissioner Borders wished “to hold up to the codes that we have” and cited the example of the lowered sign height for the Maverick project approved at an earlier meeting. Chairperson Esswein believed that the sign will be visible “in ample time” and the highway signs will also be available. He believed that the issue is the cost of the fuel which he believed can be seen. Discussion ensued regarding the sign ratio. Ms. Sullivan identified the two components, lighting and view from the freeway as concerns by the Commission and Chairperson Esswein requested that the applicant provide an acceptable solution. Mr. Weatherby believed that the applicant would accept the height proposed by Staff (47 feet) if the size remained as requested, with half the light intensity. Commissioner Monroy stated that she would support the 47 foot height. Ms. Sullivan clarified that “the photo simulations were 47 feet 7 inches [in height], the code is 45.7 feet, and they’re proposing 57.7 [feet in height]”. She also noted that if the Commission varied from the standards, she would recommend the additional condition that the applicant work with Staff to incorporate elements into the sign and the vicinity. Ms. Monroy wished to move in favor of a motion for a 47 foot sign and Ms. Sullivan indicated that for that motion, Condition of Approval 5 would be modified to state that “the sign

shall not exceed a height of 47 feet measured from existing grade”, and Condition of Approval 6 would be modified to state “the size of the sign shall not exceed 464 square feet”. Additionally, Ms. Sullivan wished to add to the Conditions of Approval that “the applicant shall work with Staff to incorporate elements into the sign and the vicinity of the sign to complement the art installation along the highway. The agreed upon improvements shall be installed at the time the sign is installed the results of this condition shall be reported to the Planning Commission at the time of the six-month review.”

**(6:42:51) – MOTION: I move to approve SUP-17-004 a request from Golden Gate Petroleum of Nevada, Waterloo, LLC and Carson Land Holdings LLC (Agent YESCO LLC, property owners: Golden Gate Petroleum of Nevada, Carson Land Holdings, and Waterloo LLC) for a Special Use Permit to allow a freeway oriented sign on property zoned General Commercial (GC), located at 2651 Highway 50 East, N. Lompa Lane and 1580 N. Lompa Lane, APNs 008-153-02, -03, -04, -07, -08, based on the findings and subject to the [modified] conditions of approval contained in the Staff Report with condition 5 to read that the sign shall not exceed a height of 47 feet measured from existing grade, condition 6 to read that the size of the sign shall not exceed 464 square feet. And, that Staff will work with the applicant to incorporate elements into the sign and the vicinity of the sign to complement the art installation along the highway. The agreed upon improvements shall be installed at the time the sign is installed the results of this condition shall be reported to the Planning Commission at the time of the six-month review.**

<b>RESULT:</b>	<b>APPROVED (4-1-0)</b>
<b>MOVER:</b>	Monroy
<b>SECONDER:</b>	Green
<b>AYES:</b>	Sattler, Borders, Green, Monroy
<b>NAYS:</b>	Esswein
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Owens, Salerno

(6:45:14) – Chairperson Esswein reminded the applicants that they may appeal this decision to the Board of Supervisors per the process outlined at the back of the agenda.

Chairperson Esswein recessed the meeting at 6:46 p.m. and reconvened it at 6:51 p.m. A quorum was still present.

**F-4 TSM-17-005 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A TENTATIVE SUBDIVISION MAP APPLICATION FROM BLACKSTONE DEVELOPMENT GROUP INC. (PROPERTY OWNER: TOM AND MARTHA KEATING FAMILY TRUST) TO CREATE A 189-UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON APPROXIMATELY 44.5 ACRES WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA ON PROPERTY APPROVED FOR SINGLE FAMILY 6000 (SF6) ZONING, LOCATED SOUTH OF EAST ROBINSON STREET, EAST OF NORTH SALIMAN ROAD, AND NORTH OF E. FIFTH STREET, APN 010-041-70.**

(6:51:49) – Chairperson Esswein introduced the item. Ms. Sullivan presented the agenda materials which are incorporated into the record. Applicant representative Mike Railey of the Rubicon Design Group presented the “Lompa Ranch North Specific Plan” and responded to clarifying questions by the Commissioners. Chairperson

Esswein entertained public comment and noted that the public's inquiries will be handed by Staff and the applicant representatives after the close of public comment.

## **PUBLIC COMMENT**

(7:21:37) – Robert Scofield introduced himself as a resident on the corner of Pinto Court and Saliman Road. Mr. Scofield expressed concern over the traffic especially during the school year noting that a left or right turn is near impossible from Appaloosa at this time. He was also concerned about the landscaping along Saliman Road as the current fences looked “ugly and deteriorated”. John Reynolds inquired about a traffic light on the corner of Appaloosa and the development. He also wished to understand the type of housing in the development and wanted to know “how do you get in and out?” Martha Wise introduced herself as a mother, a registered nurse, and an Evans Street resident. Ms. Wise expressed concern over the capacity in the schools and the lack of teachers to meet the rise in the student population. She was in favor of the Master Plan with an emphasis of connectivity; however, she was uneasy about the density of the project, and the burdening of the infrastructure like firefighters, etc. Alex Echo inquired about a homeowners association, the flood plain, and the type of homes that will be offered.

(7:34:14) – Chairperson Esswein entertained additional public comments, and when none were forthcoming, he invited the applicants to respond to the questions. Mr. Railey noted that the homes will be priced between “the low 300s to the low 400s”, a wall will be erected instead of fencing which will be maintained by the homeowners’ association, including graffiti cleanup, and that the project is the first phase of the Lompa Ranch Master Plan, linking the communities so that “you can live on the east side of the freeway and a kid can ride his bike or walk all the way to the high school without ever crossing the public street”. He also noted that the flood plain issues are being addressed with FEMA via LOMR (letter of map revision) and CLOMAR (conditional letter of map revision), noting that flood insurance purchase would not be required. Public Works Engineering Manager Danny Rotter clarified the LOMR and CLOMAR terminology, noting that a channel will address flood plain issues.

(7:38:30) – Loren Chilson of Traffic Works, addressed the traffic issues near Appaloosa and Saliman Road, noting that the “intersection will remain as is, with the fourth leg added, with stop control”, adding that separate left and right turn lanes into Saliman will be added. He also noted that Robinson area traffic “will be appropriate for signalization”. Senior Park Planner Vern Krahn clarified that “the entire system is inter-connected between a series of trails” and explained the trail plan connecting to Highway 50 that will match the Unified Pathways Master Plan. Vice Chair Sattler was informed that the trails will be for non-motorized use only. Commissioner Monroy inquired about the school district’s plan to get funding. Andrew Feuling, Carson City School District CFO, explained that a Facilities Master Plan is near completion for the school district and it included adding a new 10,000 wing of 10 classrooms in Fremont Elementary School. He also stated a similar expansion at Mark Twain Elementary School, including the removal of the temporary buildings is in consideration. Commissioner Monroy noted that the high school expansion plan was very important and should be addressed as soon as possible. Mr. Fueling believed that the high school would be able to absorb the incoming students from the first phase of construction. Vice Chair Sattler was informed that the middle school students will attend Eagle Valley Middle School; however, Mr. Fueling reiterated that the elementary schools were the “biggest issue” right now.

(7:49:49) – Mark Korinek, Carson City School District Operations Director, explained that with the expansion of Fremont Elementary, some of the specialized services such as special education may be moved there as well. He also expanded on several options that the developer would be involved in, including a bond plan. Discussion ensued regarding Carson High School capacity as well. Mr. Plemel reminded the public that the Growth

Management Plan, reviewed by the Board of Supervisors annually, was the mechanism by which the City’s infrastructure is addressed. Chairperson Esswein was informed that the current level service at Robinson and Saliman Road is “level service B” at peak hours and at Appaloosa side streets is at “level service C” at peak hours. Further discussion ensued regarding the flood plain and the drainage channel from Ash Canyon. Chairperson Esswein wished to see diverse designs to address density and Mr. Bailey noted that Phase 1 was a transitional phase in order to ensure continuity with the surrounding homes. Ms. Sullivan clarified that “what’s before you today is a tentative map” and that a specific plan would be approved by the Board of Supervisors. Chairperson Esswein was informed that parcel maps would not be presented as part of the Phase 1 tentative map. He also entertained additional comments. A member of the public noted that a stop sign was required on Saliman at Appaloosa to enter or exit the subdivision. Mr. Plemel noted that additionally needed traffic mitigation will be possible in the future.

**(8:10:30) – Ms. Sullivan recommended removing the tentative map acceptance reference in condition 40, and that Staff had agreed to the applicant’s request to modify condition 57 to add the phrase “during school hours” to the sentence containing “the North South Spine Road”.**

(8:11:09) – Commissioner Borders believed that everyone at the School District “is acutely aware” of the issues facing the District in terms of school needs. There were no other comments and Chairperson Esswein entertained a motion.

**(8:12:27) – MOTION: I move to recommend to the Board of Supervisors approval of TSM-17-005, a Tentative Subdivision Map known as Blackstone Ranch, Phase 1, consisting of a 189-unit single family residential lots on property approved for Single Family 6,000 square feet (SF6), located south of East Robinson Street, east of South Saliman Road, and north of East Fifth Street, APN 010-041-70, based on the findings and subject to the conditions of approval contained in the Staff Report, including the changes to conditions 40 and 57 [noted above].**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Sattler
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Esswein, Sattler, Borders, Green, Monroy
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Owens, Salerno

(8:13:48) – Chairperson Esswein thanked the public for their participation.

**F-5 ZCA-16-199 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING AN ORDINANCE AMENDING TITLE 18, ZONING, CHAPTER 18.03, DEFINITIONS, TO MODIFY THE DEFINITION OF DWELLING, SINGLE FAMILY TO REMOVE REFERENCES TO GROUP CARE FACILITIES, RESIDENTIAL CARE FACILITIES, AND HALFWAY HOUSES.**

(8:14:15) – Chairperson Esswein introduced the item. Ms. Sullivan presented the Staff Report which is incorporated into the record. Commissioner Monroy expressed concern that if the references mentioned in the agenda are removed where those residents will live, what will happen should there be a need to have such



residences. Ms. Sullivan believed that any four or fewer unrelated individuals living in a home would be considered residents of a single family residence, regardless of the reason they live there together. Mr. Plemel clarified that congregate care is not allowed in single family residences. Commissioner Monroy wished to have a future discussion on congregate care in the community. Vice Chair Sattler wished to add licensed private care residences to the discussion, and believed they would be grandfathered in as existing. Commissioners Green and Monroy wished to be assured that the change may not be an issue now; however, should it become one, they did not wish to see any conflicts. There were no public comments.

**(6:28:07) – MOTION: I move to recommend to the Board of Supervisors approval of ZCA-16-199, an ordinance amending Title 18, Chapter 18.03: Definitions of the Carson City Municipal Code, to modify the definition of Dwelling, Single Family to remove references to group homes, residential care facilities, and halfway houses, and addressing other matters properly relating thereto.**

(6:28:38) – Commissioner Monroy also wished to “clarify my record” that even though she moved to approve the item, she wanted to make certain that “we have conversations going forward”.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Monroy
<b>SECONDER:</b>	Green
<b>AYES:</b>	Esswein, Sattler, Borders, Green, Monroy
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Owens, Salerno

**G. STAFF REPORTS (NON-ACTION ITEMS)**

**G-1 DIRECTOR'S REPORT TO THE COMMISSION.**

(8:29:31) – Mr. Plemel updated the Commission that the 180-day stay Special Use Permit request for a proposed RV park had been withdrawn and therefore would not be heard by the Board of Supervisors. He also noted that the March 29, 2017 meeting will have agendaized Special Use Permit requests for a hotel height increase and for a medical marijuana cultivation and production facility. Chairperson Esswein suggested reducing the width of residential streets to reduce maintenance costs. Vice Chair Sattler was informed that the recreational marijuana moratorium would help in ensuring preparedness for the legislation.

**FUTURE AGENDA ITEMS**

Discussed in item G1

**COMMISSIONER REPORTS/COMMENTS**

**H. PUBLIC COMMENT**

(8:33:01) – There were no public comments.

**I. FOR POSSIBLE ACTION: FOR ADJOURNMENT**

**(8:33:07) – Chairperson Esswein adjourned the meeting at 8:33 p.m.**

The Minutes of the February 22, 2017 Carson City Planning Commission meeting are so approved this 29<sup>th</sup> day of March, 2017.

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PAUL ESSWEIN, Chair